

FOR SALE

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COLEMAN AVE
SANTA CLARA CA 95050



INVESTMENT
SUMMARY

FLEXIBLE TRANSIT ORIENTED REDEVELOPMENT
OPPORTUNITY WITH IN-PLACE INCOME

3.79 ACRE INDUSTRIAL &
EXECUTIVE SUITE BUILDING PARK

CBRE

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EXECUTIVE SUMMARY

THE OFFERING

CBRE, an exclusive advisor, is pleased to present the outstanding opportunity to acquire fee simple interest 1400 Coleman Ave, Santa Clara, CA, a 3.79-acre site ripe for redevelopment. The site represents the unique and rare opportunity for investors to develop ground-up in a core location in the heart of the Silicon Valley. The existing industrial and executive office suite business park offers substantial in-place income with short-term and month to month leases and strong historical occupancy providing flexibility for developers and investors to collect income while pursuing entitlements.

The current zoning for this property is light industrial, historically allowing a variety of office, R&D, and industrial uses in Santa Clara. Additionally, this property is within the Santa Clara Station Focus Area according to the city's General Plan. Although no specific land-use guidelines have adopted by the city, this 244-acre area located on the border of Santa Clara and San Jose is orchestrated around the Santa Clara Transit Center which serves as a major transit hub for the Bay Area offering services from Caltrain, VTA, ACE Rail, Amtrak, and eventually BART with its planned expansion to the South Bay. The future vision for this area is to establish a new gateway into the city and create an urban village feel where people can capitalize on public transit and local amenities.

This offering provides a rare opportunity to capitalize the future transformation of this area in the development friendly city of Santa Clara.



EXCELLENT REDEVELOPMENT OPPORTUNITY



High Barriers to Entry

The Silicon Valley market has become difficult to enter in the past seven to ten years. Due to the lack of developable land in the market, the only opportunities for development are with smaller infill sites, which come at a high cost. Additionally, strong regulations surrounding power and water supply have provided further constraints on development. The difficulty of acquiring and developing sites in the market provide long-term stability and upside to the valuation of the Property.



Core Location in the Heart of Silicon Valley

Santa Clara is in the heart of Silicon Valley—the home to the nation's largest cluster of technology firms. Santa Clara benefits from an entrepreneurial culture that fosters innovation fueled by its wealth of talented employees. As technology increasingly penetrates every corner of the national economy, Silicon Valley's technology firms, and the businesses that support them, will continue to thrive as dynamic demand drivers, to the benefit of the market both the near- and long-term.



Discounted Power Rates

Silicon Valley Power ("SVP") is the City of Santa Clara's municipal electric utility providing electricity to residents and businesses since 1896. Santa Clara residents own the not-for-profit electric utility leading to commercial power rates that are 22-48% below neighboring communities with power supplied by Pacific Gas and Electric drivers, to the benefit of the market both the near- and long-term.



Strong Regional Economy

The San Francisco Bay Area is the most innovative place in America—the byproduct of a highly-educated and productive workforce, deep venture capital pool, world-class educational and research organizations, excellent transportation infrastructure, and superb quality of life. The Bay Area serves as the financial center of the West Coast, the gateway to the Pacific, and the world's high-tech innovation capital. These distinguishing attributes solidify the Bay Area's position as one of the nation's primary economic engines and guarantee a continuing competitive advantage to this area as the global economy evolves.



Covered Land Play

The site, consisting of multi-tenant industrial and executive office suites has extremely strong historical occupancy. This unique and stable asset is anticipated to remain in high demand going forward with limited new competitive supply competing with this site.

PROPERTY OVERVIEW

Address	1400 Coleman Ave, Santa Clara CA 95050
APN #	230-05-021
Total Rentable Sq. Ft.	33,608 SF
Office Sq. Ft.	22,190 SF
Industrial Sq. Ft.	11,418 SF
Land Size	3.787 acres 164,962 SF
Year Built	1963
Parking	247 surface parking spaces (7.4/1,000)
Property Type	Executive Office & Industrial Suites
Number of Units	116
Occupancy %	97.3%
Current Zoning	Light Industrial (ML)
General Plan Designation	Santa Clara Station Focus Area
Construction Type	Wood Framed & Concrete Tilt-up

* Statistics subject to buyer verification





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